

CITY OF BELMONT
PLANNING COMMISSION
SUMMARY MINUTES

TUESDAY, MAY 6, 2014 - 7:00 PM

Chair Hold called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Hold, Mercer, Hurt, MacDonald, Kim, Goldfarb
Commissioners Absent: Herbach

Staff Present: Community Development Director de Melo, City Attorney Rennie,
Associate Planner Gill, Recording Secretary Turning

2. AGENDA AMENDMENTS - None

3. COMMUNITY FORUM (Public Comments) - None

4. CONSENT CALENDAR

4A. Draft minutes of April 29, 2014

MOTION: By Commissioner MacDonald seconded by Commissioner Hurt to approve the minutes as presented.

Ayes: MacDonald, Hurt, Mercer, Hold

Abstain: Kim, Goldfarb

Absent: Herbach

Motion passed: 4/2/1

5A. PUBLIC HEARING - 2111 Coronet Boulevard (Continued from July 1, 2013 Commission Meeting) To consider a Single Family Design Review to construct a new 3,233 square foot single-family residence for the site (3,256 sq. ft. maximum building size permitted).

Application No: PA2013-0005; APN: 044-014-160

ZONING: R-1B Single Family Residential

CEQA Status: Categorically Exempt, Section 15303, Class 3(a)

APPLICANT/OWNER: Igor Pyanin

PROJECT PLANNER: Rob Gill, (650) 598-4204

Associate Planner Gill summarized the project. Planner Gill, Owner Pyanin and the Project Architect answered questions of the Commission.

Three requests to speak on this project were received from Michelle Bosch, Matt Murphy and Jonathan Sorber.

MOTION: by Commissioner MacDonald seconded by Commissioner Hurt to close the Public Hearing.

Motion passed 6/0 by show of hands.

Chair Hold inquired if anyone on the commission had any ex-parte communications with anyone on this project. Commissioner Mercer noted she received e-mail messages from the architect last year however no discussion took place regarding the project. Chair Hold noted she had responded via e-mail with a neighbor who had similar concerns relating to the size of the project.

Discussion ensued.

MOTION: By Commissioner Hurt seconded by Commissioner Goldfarb to move the Resolution of the Planning Commission of the City of Belmont Approving a Single Family Design Review at 2111 Coronet Boulevard (APP. No. 2013-0005)

**Ayes: Hurt, Goldfarb, MacDonald, Mercer, Hold, Kim
Noes: None
Absent: Herbach**

Motion passed: 6/0/1

Chair Hold noted this item can be appealed within 10 calendar days.

Meeting break was requested at 8:30 pm. Meeting resumed at 8:35 pm.

5B. PUBLIC HEARING – 700 Island Parkway

To consider a Conceptual Development Plan Amendment to allow for reconstruction of the existing Autobahn Motors vehicle sales and service facility at the site to modernize the facility, modify the relative space for sales and service functions, and increase total square footage by 5,359 square feet.

Application No: PA2013-0047; APN's: 040-360-480 & 530

ZONING: Planned Development (PD)

CEQA Status: Mitigated Negative Declaration

APPLICANT: Kenneth Rodrigues & Partners

OWNER: Sonic Automotive, Inc.

PROJECT PLANNER: Carlos de Melo, (650) 595-7440

Community Development Director de Melo summarized the Staff Report answering questions of the Commission.

Applicant Rodrigues & Partners along with Geotechnical, Environmental, and Traffic Consultants were available and responded to questions from the Commission.

Chair Hold confirmed no one on the commission had any ex-parte communications with anyone on this project.

No requests to speak on this matter were received from the public.

Motion by Commissioner MacDonald seconded by Commissioner Mercer to close the Public Hearing.

Motion passed by show of hands: 6/0

Discussion ensued.

MOTION: By Commissioner Goldfarb seconded by Commissioner Kim to move the Resolution of the Planning Commission of the City of Belmont Recommending City Council Adoption of a Mitigated Negative Declaration of Environmental Significance and a Mitigation Monitoring and Reporting Program for the Autobahn Motors Dealership Reconstruction Project at 700 Island Parkway (Appl No. 2013-0047)

Ayes: Goldfarb, Kim, Mercer, MacDonald, Hurt, Hold

Noes: None

Absent: Herbach

Motion passed: 6/0/1

MOTION: By Commissioner Kim seconded by Commissioner Mercer to move the Resolution of the Planning Commission of the City of Belmont Recommending City Council Adoption of a Rezone for a Conceptual Development Plan (CDP) Amendment for the Planned Development (PD) for the Autobahn Motors Dealership Reconstruction Project at 700 Island Parkway (Appl. No. 2013-0047) with attached conditions *and the added Performance Standard that the applicant will facilitate service vehicle trips to occur during non-peak traffic hours to the most reasonable extent possible, for both temporary construction and future operations, using the circulation route in the Mitigated Negative Declaration as outlined.*

Ayes: Kim, Mercer, MacDonald, Hurt, Hold, Goldfarb

Noes: None

Absent: Herbach

Motion passed: 6/0/1

6. REPORTS, STUDIES AND UPDATES:

6A. Caltrain Modernization Program/High Speed Rail – No report

6B. Ralston/US 101 Landscape Project – No report

7. City Council Meeting of Tuesday, May, 13, 2014 – 7:00 PM

Liaison: Commissioner Mercer

Alternate Liaison: Commissioner MacDonald

Commissioner Mercer is unable to attend; Commissioner MacDonald will attend the May 13, 2014 meeting.

8. ADJOURNMENT: 10:16 pm.

Adjournment To: Tuesday, May 20, 2014 - 7:00 PM for a Planning Commission Meeting at Belmont City Hall.

Information on the applications to be considered at this meeting may be obtained from the City of Belmont Planning Division, One Twin Pines Lane, Suite # 110, CA, 94002, 650/595-7417. This meeting will be televised and webstreamed. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact: 650-637-2999. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.